

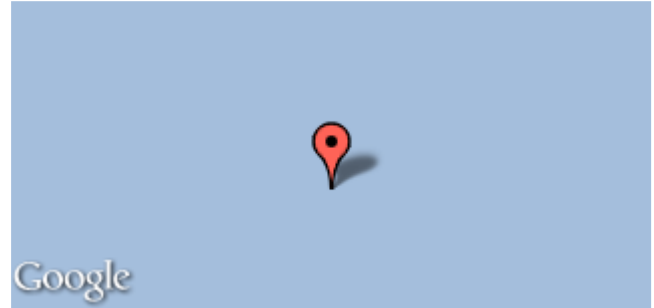
273 South 2nd Street

Multi-Family Townhouse : Williamsburg

\$4,250,000 (Approx. \$500 /Sq.Ft.)

Ownership of fourteen years is offering this clean, brick, ten-family building in Williamsburg to the market for the first time. The building is entirely clear of violations and is well-maintained. In addition, the mechanical systems have benefited from numerous upgrades including a three year-old gas boiler, new electric and a three year-old rubber, silver-coated roof. The unit makeup is evenly split with five renovated free market units (one has renovations underway and will be free market) providing great cash-flow and five units well under-market (four rent stabilized, one rent controlled) representing tremendous long term upside. The rear half of the basement, currently used as storage, is an easy duplex opportunity as there are numerous windows. Additionally, possibilities with the outdoor space (courtyard, backyard and roof) exist.

Bldg Sq. Footage: 8,500



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